130.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	954,400 / 954,400
					USE VALUE:	954,400 / 954,400
					ASSESSED:	954,400 / 954,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		OAK KNOLL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LO CLIFFORD--ETAL	
Owner 2:	JEFFERS JANET	
Owner 3:		
Street 1:	15 OAK KNOLL	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,270 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Stucco Exterior and 1992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7270.000	375,000	5,100	574,300	954,400
Total Card	0.167	375,000	5,100	574,300	954,400
Total Parcel	0.167	375,000	5,100	574,300	954,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.19 | /Parcel: 479.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 84045

GIS Ref

GIS Ref

Insp Date 05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0014.0

!10169!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	375,100	5100	7,270.	574,300	954,500	954,500	Year End Roll	12/18/2019
2019	101	FV	294,300	5100	7,270.	606,200	905,600	905,600	Year End Roll	1/3/2019
2018	101	FV	294,300	0	7,270.	446,700	741,000	741,000	Year End Roll	12/20/2017
2017	101	FV	294,300	0	7,270.	427,500	721,800	721,800	Year End Roll	1/3/2017
2016	101	FV	294,300	0	7,270.	395,600	689,900	689,900	Year End	1/4/2016
2015	101	FV	278,100	0	7,270.	331,800	609,900	609,900	Year End Roll	12/11/2014
2014	101	FV	278,100	0	7,270.	324,200	602,300	602,300	Year End Roll	12/16/2013
2013	101	FV	278,100	0	7,270.	308,800	586,900	586,900		12/13/2012

PRINT

Date	Time
12/11/20	00:30:33

LAST REV

Date	Time
09/10/19	09:21:03
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10169

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NATZ JAQUES & M	21995-58		4/30/1992		290,000	No	No		Y

USER DEFINED

Prior Id # 1:	84045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2019	464	Re-Roof	18,870	C				
11/20/2013	1715	Manual	11,954	C				
8/29/2012	1077	Manual	12,520					INSTALL 12 PV SOLA
7/19/2002	563	Redo Kit	21,430	C		G4	GR FY04	
6/22/1998	404	Re-Roof	2,350					REROOF GARAGE/PORC

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
2/3/2014	Info Fm Prmt	EMK	Ellen K
3/27/2009	Inspected	189	PATRIOT
2/26/2009	Measured	372	PATRIOT
11/3/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7270		Sq. Ft.	Site		0	90.	0.88	10									574,292						574,300	

Total AC/HA: 0.16690 | Total SF/SM: 7270 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 574,292 | Spl Credit | Total: 574,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23626471
Const Adj.:	0.98990101
Adj $ / SQ:	159.091
Other Features:	91021
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	543508
Depreciation:	168487
Depreciated Total:	375020

COMMENTS

CHECK COND 7/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

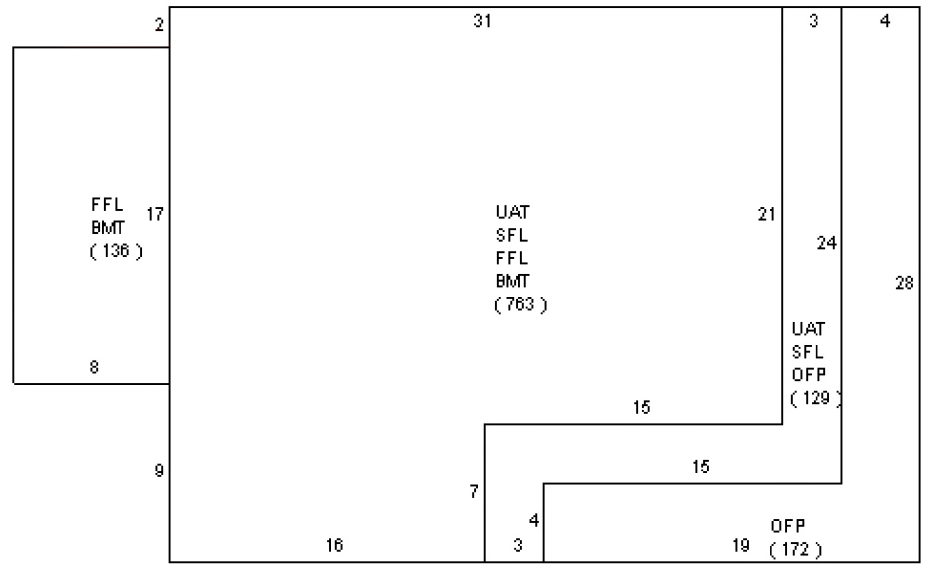
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	192.50
Special Features:	0	Val/Su Net:	116.68
Final Total:	375000	Val/Su SzAd	209.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	899	47.730	42,907
FFL	First Floor	899	159.090	143,023
SFL	Second Floor	892	159.090	141,909
OFP	Open Porch	301	21.760	6,550
UAT	Upper Attic	223	106.590	23,770

Net Sketched Area:	3,214			Total:	358,159
Size Ad	1791	Gross Are	3883	FinArea	1992

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 130.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100